

November 22, 2000

To: Chris Voigt  
From: Chuck Kirchner  
Subject: Site Cost Worksheet

The attached worksheet summarizes the capital and operating costs for each site analyzed in the Task 5/6 Report. The worksheet will be incorporated into the project's final report.

The land cost estimates were prepared by Loper and Associates. They are based on current zoning and comparable land costs in the vicinity. For all sites, the land cost estimate was based on the acreage of the site or 8 acres, whichever was less. Any severance cost that may be necessary due to a partial take was not included.

The construction cost estimates were prepared by INCA Engineers. They are based on the phase 1 development of a 250-stall park-and-ride lot, followed by phase construction to the ultimate size (or a maximum of 800 stalls, whichever is less). An additional figure was provided for the second-phase construction of a lot up to the estimated demand for that target area. The phase 2 construction costs are in addition to phase 1 costs. A total column is provided for total phase 1 and phase 2 costs. Second-phase costs are estimated at \$9,000 per stall for surface lots and \$31,200 for structured lots (site 7.1 only).

The annual O+M cost estimate was based on the Task 7 report prepared by Kittelson and Associates and assumes maintenance of a 250-stall lot (or less if site size does not allow for the development of a full 250 stalls). An additional figure was provided for the additional cost of maintaining the second-phase development. Again, this figure is additive to the cost of maintaining the initial 250 spaces.